

SO ORDERED

NO TIMELY OPPOSITION FILED.



Nancy V. Alquist
NANCY V. ALQUIST
U. S. BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
Located in Baltimore**

IN RE:

STEVEN E. DOWNEY

Debtor

Case No. 17-20524-NVA
Chapter 7

THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK AS
SUCCESSOR IN INTEREST TO JP
MORGAN CHASE BANK, N.A. AS
TRUSTEE FOR STRUCTURED ASSET
MORTGAGE INVESTMENTS II INC.
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2004-AR4

Motion No.

Movant

v.

STEVEN E. DOWNEY

and

MONIQUE D. ALMY
CHAPTER 7 TRUSTEE

Respondents

Rosenberg &
Associates, LLC
4340 East West
Highway, Suite 600
Bethesda, MD 20814

FILE NUMBER: 64907

ORDER GRANTING RELIEF FROM AUTOMATIC STAY

Upon consideration of the foregoing Motion Seeking Relief from the Automatic Stay, and good cause having been shown, by the United States Bankruptcy Court for the District of Maryland

ORDERED that the automatic stay imposed by 11 U.S.C. Section 362(a), be and the same is hereby, terminated to enable THE BANK OF NEW YORK MELLON F/K/A THE

BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-AR4, its successors and/or assigns, to proceed with the foreclosure sale against the real property and improvements known as 5 Northampton Rd, Timonium, MD 21093, and that the successful purchaser thereof may take all lawful actions to obtain possession of same; and be it further

ORDERED that the Automatic Stay of 11 U.S.C. Section 362(a) be, and it hereby, shall not be reimposed as to the Debtors' interest, by the conversion of this case to a case under any other chapter of the Bankruptcy Code.

cc: Mark D. Meyer, Esq.
Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814

Steven E. Downey
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Lutherville Timonium, MD 21093

Monique D. Almy, Trustee
Crowell & Moring
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Washington, DC 20004-2595

Robert M. Stahl, IV, Esquire
Law Offices of Robert M. Stahl
1142 York Road , Lutherville MD 21093

End of Order

Rosenberg &
Associates, LLC
4340 East West
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Bethesda, MD 20814

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